



simon**BRIEN**  
RESIDENTIAL

68 Grove Road,  
Dromore, BT25 1QX

Offers Over £1,500,000

Telephone: 028 9066 8888  
Website: [www.simonbrien.com](http://www.simonbrien.com)







## KEY FEATURES

- Magnificent Detached Family Residence Constructed Circa 2000
- Beautifully Proportioned & Exceptionally Well Presented Accommodation Extending To Approximately 6,000 Sq Ft
- Four Double Bedrooms
- Gracious Reception / Dining Hall With Feature Fireplace
- Three Formal Reception Rooms Plus Home Office / Study With Separate Entrance
- High Quality Hand Crafted Kitchen With Range Of Appliances & Dining Area
- Family Bathroom & Two Ensuites
- Utility Room & Downstairs Cloakroom
- Underfloor Oil Fired Central Heating Throughout
- Double Glazing
- Central Vacuum System
- Alarm System
- Integral Triple Garage With Gym & Games Room Above
- Beautiful Elevated Site Extending To In Total 14 Acres
- Formal Gardens In Lawns & Patio Areas
- Summerhouse, Vegetable Garden & Outdoor Pond
- Two Large Yard Areas With Separate Entrance From Main Dwelling
- Extensive Range Of Outbuildings Including 6 Indoor Loddon Stables
- Additional Machinery Shed
- Flood Lit Sand Ménage
- Popular & Convenient Semi-Rural Location Within Comfortable Commuting Distance Of Belfast & Dublin As Well As Other Surrounding Towns
- Short Drive To Hillsborough Village
- Viewing Strictly By Private Appointment

## SUMMARY

Beautifully situated in the heart of the Mid Down countryside, 68 Grove Road is a magnificent detached family residence which was constructed approximately 15 years ago.

Finished and presented to the highest of standards throughout by the present vendors, the property provides an exceptional layout extending to approximately 6,000 Sq Ft.

The gracious reception / dining hall with feature fireplace place leads to the three formal reception rooms, together with high quality kitchen with a range of appliances, together with additional study, cloakroom, and utility room.

To the first floor, four spacious double bedrooms, two with ensuites, as well as a luxury family bathroom. In addition there is a large floored roof space which could be easily converted to provide additional bedroom accommodation.

The integral triple garage with gym and games room above, are additional features of this high quality property.

Externally, the property is positioned on a superb elevated site with panoramic views over the surrounding countryside towards the Mourne Mountains, formal gardens in lawns are further complimented by large outdoor patio areas, pond, vegetable garden, and summerhouse.

For those with equestrian interest, the property is absolutely ideal with 14 acres in total. There are two large yard areas, substantial outbuildings and stabling, tack room and feed room, and large machinery store with additional sand ménage, and separate entrance to the main dwelling.

Whilst benefiting from all the attributes of semi-rural living, the property is also well placed for commuting to Belfast, Dublin and other surrounding towns, as well as a range of local amenities, and schooling within close proximity, together with Hillsborough Village.

Viewing of this exceptional family home is strictly by private appointment through our South Belfast office on 028 9066 8888.







## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE:

Panel door leading to:

#### ENTRANCE / DINING HALL: 40' 6" x 18' 9" (12.34m x 5.72m)

Attractive feature limestone fireplace with granite inset and hearth. Solid oak flooring. Feature central staircase. Corniced ceiling.











**DRAWING ROOM:**

**20' 2" x 17' 3" (6.15m x 5.26m)**

Attractive feature limestone fireplace. Solid oak flooring.

**LIVING ROOM:**

**20' 2" x 18' 2" (6.15m x 5.54m)**

Attractive antique fireplace.

**SUN ROOM:**

**17' 3" x 16' 4" (5.26m x 4.98m)**

Full height built brick fireplace with wood-burning stove, beam mantel. Doors to patio.









**KITCHEN / DINING AREA:**  
**23' 7" x 23' 3" (7.19m x 7.09m)**

Excellent range of high and low level units. Central island unit with inset sink. Additional Belfast sink. Granite worktops. 4 oven Aga and hob. Integrated fridge/freezer and dishwasher. Feature ceiling.







**STUDY:**  
16' 9" x 12' 8" (5.11m x 3.86m)

**CLOAKROOM:**  
Low flush WC. Wash hand basin in vanity unit. Storage cupboard.

**UTILITY ROOM:**  
9' 8" x 7' 3" (2.95m x 2.21m)  
High and low level unit. Single drainer sink unit. Plumbed for washing machine. Additional larder cupboard.

**INTEGRAL TRIPLE GARAGE:**  
36' 0" x 23' 6" (10.97m x 7.16m)  
Automated up and over door. Light and power. Low flush WC. Wash hand basin. Oil fired boiler.

**UPPER LEVEL**  
**GYM:**  
24' 6" x 15' 4" (7.47m x 4.67m)

**SNOOKER ROOM:**  
24' 7" x 23' 2" (7.49m x 7.06m)





## FIRST FLOOR

### BEDROOM (1):

21' 0" x 20' 9" (6.4m x 6.32m)

Double doors to Juliette balcony.

### ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin in vanity unit. Fully tiled walls and floor.

### BEDROOM (2):

20' 7" x 18' 9" (6.27m x 5.72m)

### ENSUITE SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin in vanity unit. Fully tiled walls and floor.

### BEDROOM (3):

20' 6" x 15' 8" (6.25m x 4.78m)

Built-in wardrobe.

### BEDROOM (4):

20' 6" x 15' 8" (6.25m x 4.78m)

Built-in wardrobe. Access to Juliette balcony.









#### LANDING:

Cloaks / hotpress.

#### BATHROOM:

**14' 5" x 11' 6" (4.39m x 3.51m)**

Freestanding bath with mixer taps and telephone hand shower. High flush WC. Twin wash hand basins in vanity unit.





## OUTSIDE

Vegetable garden, pond, formal gardens in lawns and outdoor patio.

### SUMMERHOUSE:

17' 0" x 13' 4" (5.18m x 4.06m)

Wood-burning stove.

### SHED (1):

80' 0" x 40' 0" (24.38m x 12.19m)

### SHED (2):

80' 0" x 24' 4" (24.38m x 7.42m)

### MACHINE STORE:

77' 4" x 29' 0" (23.57m x 8.84m)

### 4 x STABLES:

15' 9" x 13' 8" (4.8m x 4.17m)

### FLOOD LIT SAND MENAGE:

### FEED ROOM:

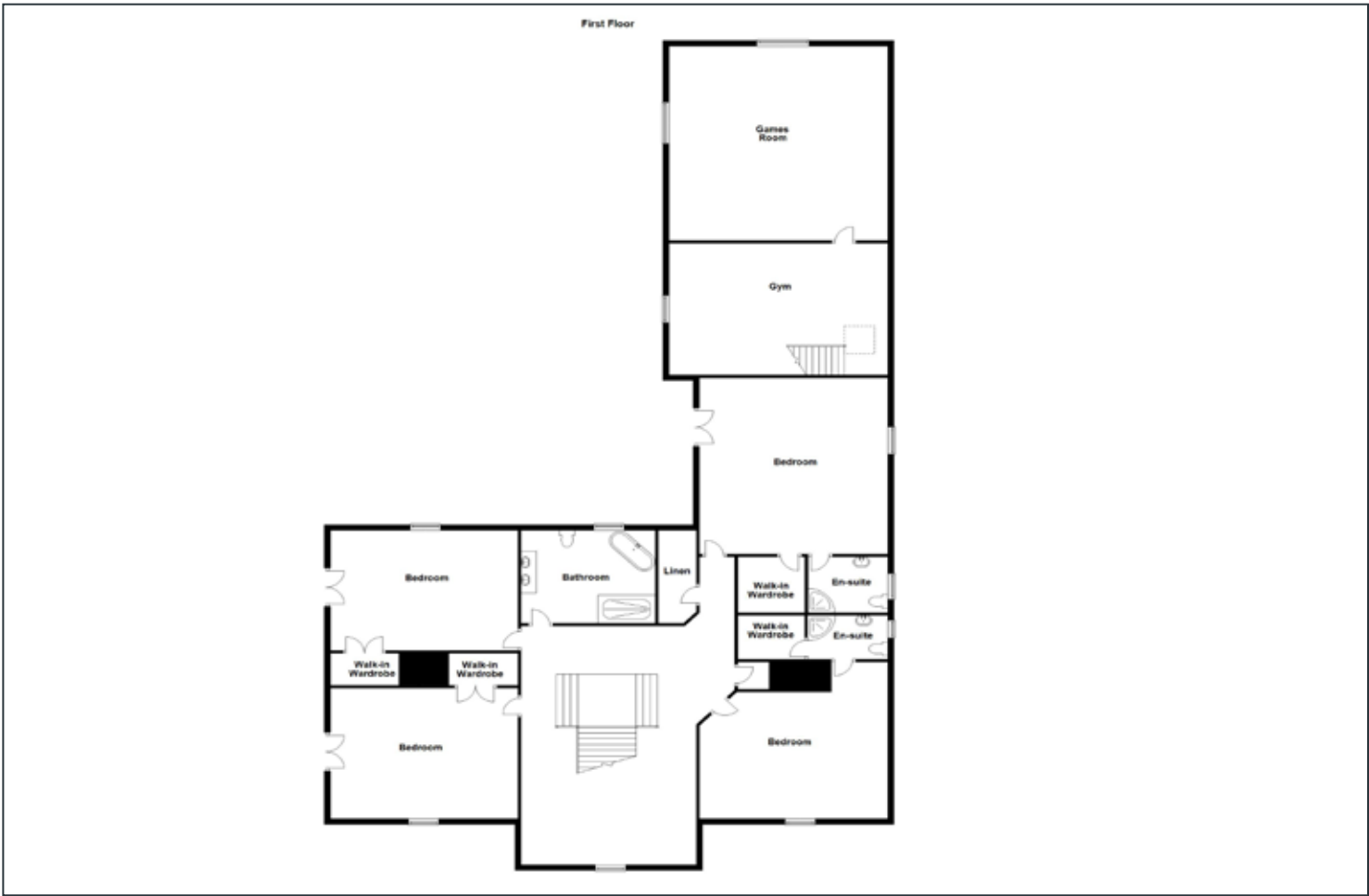
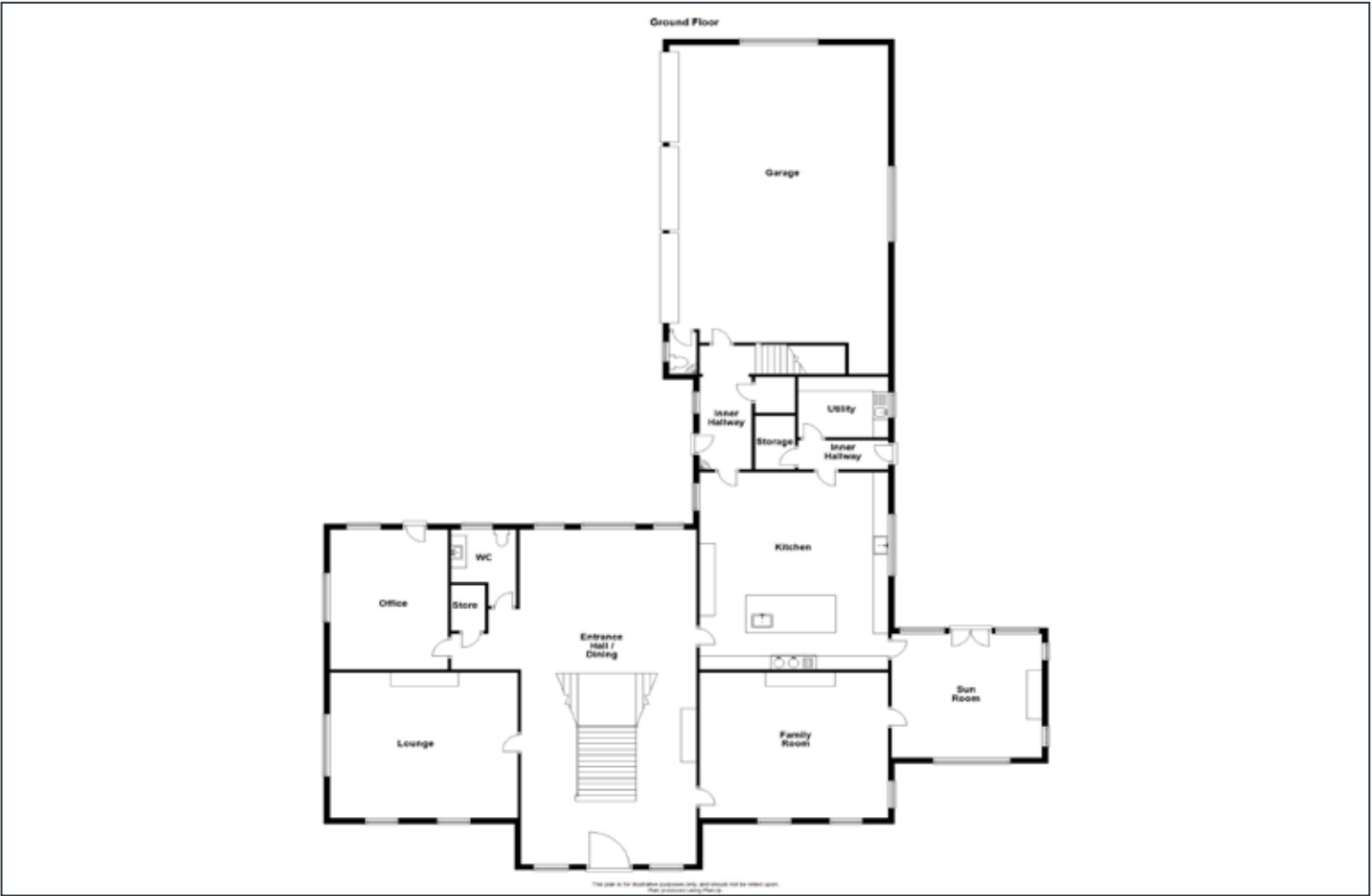
### TACK ROOM:





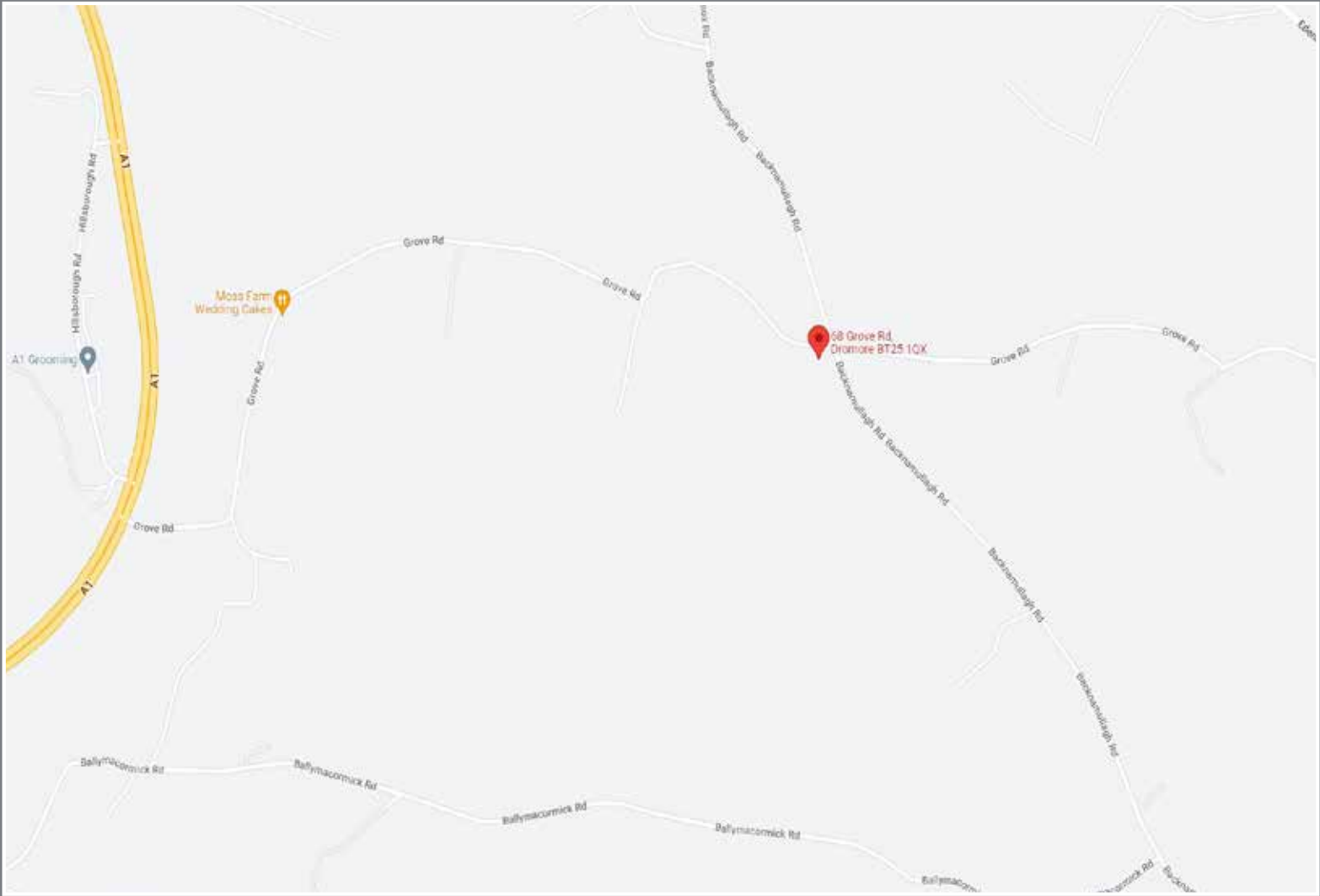








Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



Lettings Department

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40   E	44   E
21-38	F		
1-20	G		

EPC REF: 0370-2829-2170-2072-6555



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